

DRAFT TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from August 2, 2016
County Commissioners Meeting Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Bruce Arnold, Mr. Chris Larson, Mr. Jack Haddox, Mr. Pete Moyer, Ms. Sarah Johnston, and Mr. David Breckenridge.

COUNTY STAFF PRESENT: Ms. Kristin Rader, Planning Administrator

ELECTED OFFICIALS: Bill Leake and Cindy Riegel

The meeting was called to order at 5:11pm.

CHAIRMAN BUSINESS: There was no chairman business.

ADMINISTRATIVE BUSINESS: There was no administrative business.

WORK SESSION: Draft Code: Discussion of Draft Land Use Development Code with the Board of County Commissioners.

Ms. Rader provided an overview of the updated Draft Code documents.

The Commission and Board reviewed the updated Frequently Asked Questions document. There were no concerns. If any new FAQs come up throughout the draft code process, they can be added to the document.

The Commission and Board reviewed the updated executive summary brochure. Ms. Rader explained the changes. The zoning map was added to the document as asked at the previous meeting. A schedule of events was also added. The language for the Rural Agriculture zoning district was discussed, and it was decided to change “very limited development” to “low density development”. Mr. Booker asked that a note be added that says the Preservation zoning district is currently only mapped as public lands. He also commented that the font sizes did not all appear the same. The schedule of events was discussed. It was decided to add “planned” or “tentative” to each of the meeting dates in case something needs to change in the future. Ms. Rader explained that she had been working with Alpha Graphics to print and mail the brochure. She asked if there were any other issues or changes that should be made to the brochure before printing it. The Board and Commission did not have any other comments on the brochure.

The Commission and Board asked about having open houses. Ms. Rader explained she was thinking of having two or three open houses at the end of August or beginning of September. The Commission did not want the open houses too close to the public hearing date. Everyone agreed the schedule should be pushed back by at least one week. It was decided to shift the schedule back, so the first Planning Commission public hearing would be scheduled on September 20 instead of September 13. The open houses will be scheduled at the beginning of September, so there will be almost two weeks between them and the public hearing. The Planning Commission would still continue the hearing to September 27 to make their formal recommendation. Ms. Rader said she would make a post card mailer for the open houses that could be mailed out the week before with the dates and times.

The Commission agreed that the 9/20 public hearing would be dedicated to hearing public comment only. Ms. Johnston asked about the public hearing procedures for public comment since the draft code is a legislative public hearing. Ms. Rader explained that the public hearing procedures include the default timeframes, but the Chair may decide to change them for legislative hearings. Ms. Johnston suggested accepting written comment until the 9/20 meeting since it was already agreed that meeting would only be used to hear comment. The Commission agreed to make the deadline for written public comment the start of the meeting on 9/20. Ms. Rader said she was planning to schedule the hearing at the high school and would look into providing snacks for the Commission and public.

Ms. Rader went over the list of code changes and considerations. Ms. Johnston asked if a list of the considerations could be maintained and put on the website, so the public could also be aware of the considerations throughout the process. Ms. Rader said she would compile the list.

The following changes were agreed to:

- Add the official zoning map to Article 1.
- Reference Article 9 in Article 1 for the overlays.
- Change the lot area measurement section in Article 2 to use a two decimal precision and round based on two decimals.
- The information in Article 3 was reorganized. A different lot coverage was proposed, but it was decided to not change lot coverage at this time.
- Delete the Recreational Residence section in Article 8.
- Change the title of Article 9 to “Special Overlay Districts”
- Update the Airport Vicinity Overlay section to ensure the language matches what was approved by the City of Driggs.
- Change the name of Div. 9.4. to “Transfer of Development Rights Overlay”. The reference to specific zoning districts was also removed and referenced “sending” and “receiving” areas instead. Felt was changed from a receiving area to a sending area. A map of this overlay was added.
- Add a note to Div. 9.5 Workforce Housing that this section is intended for the Areas of City Impact.
- Relocate Div. 9.6 Areas of City Impact to Article 1.
- Add Transient Rentals section to Div. 10.5.4 Overnight Lodging
- Change the definitions of Solar Energy Systems to reflect Idaho and Fall River standards.
- Delete “documented historical significance” from page 13-4 part j and leave “Registered Historical Sites”
- Add the updated Slopes Map
- Add a statement to Div. 13.3.16 that a land partitioning survey does not create building rights
- Add language to Div. 13.3.17 to clarify that “pre-recorded” deeds are draft deeds, not previously recorded deeds.
- Add a provision to Div. 14.5.11.B Full Plat Concept Plat Approval that concept approval may be sent to the Planning Commission, similar to the language in the existing code.
- Add Temporary Use Permits to the beginning of Div. 14.6.1
- Add language to Div. 14.6.9 Site Plan review that clarifies what permit types this review is used for.
- Change the name of 14.7.11 from Zoning Map Amendment to Rezone and move to Div. 14.7.12 to maintain alphabetical order.
- Ensure each Administrative Approval includes its own appeal process and delete Div. 14.8 Administrative Appeal.
- Delete 14.10.6.B Granting Building Permit Eligibility because that ordinance was not approved.

MOTION: Mr. Larson moved to adjourn. Ms. Johnston seconded the motion..

VOTE: All in favor. The meeting was adjourned at 7:19pm.

Respectfully submitted,
Kristin Rader, Scribe

Dave Hensel, Chairman

Kristin Rader, Scribe

Attachments:

1. PZC August 2, 2016 Meeting Packet